

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 7, 2002**

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**TODD NIGRO**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **October 10, 2002** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-1008 - IRON MOUNTAIN RANCH VILLAGE 10 - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY ON BEHALF OF KB HOME - Request for a Tentative Map for a 174-lot single-family residential development on 40.0 acres, located adjacent to the southwest corner of Bradley Road and Iron Mountain Road (APN: 125-12-101-006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 6 (Mack).
2. TMP-1009 - IRON MOUNTAIN / JONES - JONES BOULEVARD-IRON MOUNTAIN ROAD, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY - Request for a Tentative Map for a 72-lot single-family residential development, on 50.24 acres, adjacent to the northeast corner of Iron Mountain Road and Jones Boulevard (APN: 125-01-401-001) and the northeast corner of the Dunneville Street and Gilbert Lane alignments (APN: 125-01-301-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
3. TMP-1024 - KLOEHM COMPANIES PHASE II - GARTH AND JUDY KLOEHN - Request for a Tentative Map for a two-lot commercial development on 5.27 acres located at 10000 Banbury Cross Drive, P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
4. TMP-1034 - DAY DAWN ESTATES 2 - NEVADA HOMES GROUP, INC. - Request for a Tentative Map for a 14-lot single-family residential development on 2.75 acres adjacent to the west side of Buffalo Drive, approximately 333 feet north of Gowan Road (APNs: 138-09-601-013 and 014), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre), Ward 4 (Brown).

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5. **EOT-1066 - REINSTATEMENT AND EXTENSION OF TIME - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Reinstatement and Extension of Time for an approved Rezoning FROM: P-R (Professional Office and Parking) and R-2 (Medium - Low Density Residential) under Resolution of Intent to P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on 0.43 acres located at 550 East Sahara Avenue, (APN: 162-03-421-038) PROPOSED USE: 3,696 SQUARE-FOOT AUTO PARTS STORE (Auto Zone), Ward 3 (Reese).
6. **EOT-1065 - REINSTATEMENT AND EXTENSION OF TIME - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Reinstatement and Extension of Time for an approved Variance WHICH ALLOWED A 10-FOOT SIDE AND REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 69-FOOT SETBACKS AND WHICH ALLOWED A 7.5-FOOT SIDE SETBACK WHERE 15 FEET IS REQUIRED, AND WHICH ALLOWED THE REQUIRED 17 PARKING SPACES TO BE REDUCED TO 16 SPACES at 550 East Sahara Avenue (APN: 162-03-421-038), P-R (Professional Office and Parking) Zone and R-2 (Medium - Low Density Residential) Zone, under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
7. **EOT-1012 - CITY OF LAS VEGAS ON BEHALF OF WESTWOOD STUDIOS** - Request for a second Extension of Time on an approved Site Development Plan Review [Z-0068-85(52)] FOR TWO (2) 24-FOOT BY 60-FOOT MODULAR OFFICE TRAILERS on 2.15 acres at 2400 North Tenaya Way (APN: 138-15-810-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
- B. **PUBLIC HEARING ITEMS:**
  8. **ABEYANCE - Z-0068-02 - GEOFFREY COMMONS** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), PROPOSED USE: 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE), Ward 6 (Mack).
  9. **ABEYANCE - Z-0068-02(1) - GEOFFREY COMMONS** - Request for a Site Development Plan Review FOR A 8,000 SQUARE FOOT COMMERCIAL BUILDING (DOLLAR STORE) on 3.58 acres located adjacent to the west side of Jones Boulevard, approximately 300 feet north of Cheyenne Avenue (APN: 138-11-804-019), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

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10. **ABEYANCE - V-0062-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METRO POLICE DEPARTMENT** - Request for a Variance TO ALLOW A 100-FOOT TALL TWO-WAY RADIO, TV, MICROWAVE COMMUNICATION TOWER A REAR SETBACK OF 244 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 300 FOOT REAR SETBACK at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
11. **ABEYANCE - U-0116-02 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT** - Request for a Special Use Permit for a Radio, TV, Microwave, Communication Tower at 1851 Stella Lake Street (APN: 139-21-416-005), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
12. **ABEYANCE - Z-0073-02(1) - FALLING ROCK, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF SOUTHWEST DESERT EQUITIES LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 261-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 21.5 acres adjacent to the south side of Gowan Road, approximately 700 east of Cliff Shadows Parkway (APN: 137-12-301-005, 006, 013, 014, and a portion of 008), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
13. **ABEYANCE - MSP-0010-02 - PACIFIC REALTY ASSOCIATES LIMITED PARTNERSHIP** - Request for a Master Sign Plan Review FOR AN EXISTING RETAIL CENTER on 6.46 acres located at 701-721 North Rancho Drive (APN: 139-29-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
14. **ZON-1019 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] TO: C-V (Civic) on 19.25 acres adjacent to the southeast corner of Pioneer Way and Braswell Drive (APN's: 138-27-201-003 and 138-27-102-004), EXISTING USE: PUBLIC PARK, Ward 2 (L.B. McDonald).
15. **ZON-1025 - MICELI FAMILY TRUST, ET AL ON BEHALF OF AMERICAN PREMIERE** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APNs: 125-11-604-009 and 010, 125-11-702-001 and 002), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

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16. **SDR-1026 - MICELI FAMILY TRUST, ET AL, ON BEHALF OF AMERICAN PREMIERE** - Request for a Site Development Plan Review FOR AN 80-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 40 acres adjacent to the northwest corner of Jones Boulevard and Meisenheimer Avenue (APN's: 125-11-604-009 and 010, 125-11-702-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
17. **ZON-1053 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
18. **SDR-1054 - ROMNEER, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 31-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Rome Boulevard and Tioga Way (APNs: 125-22-402-003 through 006), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre)], Ward 6 (Mack).
19. **ZON-1063 - LAS VEGAS VALLEY WATER DISTRICT ON BEHALF OF FLYNN GALLAGHER** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 0.63 acres on the west side of Buffalo Drive approximately 120 feet north of Cheyenne Avenue (APN:138-09-801-014), PROPOSED USE: UTILITY INSTALLATION AND PARKING, Ward 4 (Brown).
20. **Z-0052-93(14) - LAS VEGAS VALLEY WATER DISTRICT ON BEHALF OF FLYNN GALLAGHER** - Request for a Site Development Plan Review and a Reduction of the On-Site Perimeter Landscape Requirement FOR A 7,468 SQUARE FOOT OFFICE/RETAIL BUILDING on 0.89 acres adjacent to the northwest corner of Buffalo Drive and Cheyenne Avenue (APN: 138-09-821-004), U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).
21. **VAR-1010 - JACK & MICHELLE RAPOSE** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK, WHERE TEN FEET IS THE MINIMUM REQUIRED on property located at 2280 Country Cottage Court (APN: 163-04-411-007), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

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22. **VAR-1045 - RAINBOW HIGHLANDS 2 GENERAL PARTNERSHIP** - Request for a Variance TO ALLOW A 104-SQUARE-FOOT, 27.5 FOOT HIGH FREESTANDING GROUND SIGN IN CONJUNCTION WITH AN EXISTING APARTMENT COMPLEX, WHERE THE MAXIMUM AREA ALLOWED IS 48 SQUARE FEET AND THE MAXIMUM HEIGHT ALLOWED IS 12 FEET on property adjacent to the north side of Washington Avenue, between Rainbow Boulevard and the Oran K. Gragson Freeway (APN's: 138-27-502-003, 138-27-601-002 through 004), R-PD12 (Residential Planned Development – 12 Units per Acre), R-PD14 (Residential Planned Development – 14 Units per Acre) and R-3 (Medium Density Residential) under Resolution of Intent to R-PD14 (Residential Planned Development – 14 Units per Acre) Zone, Ward 6 (Mack).
23. **SUP-1005 - C O G III, LIMITED ON BEHALF OF CAMCO, INCORPORATED** - Request for a Special Use Permit FOR A PAWN SHOP (SuperPawn) within an existing commercial shopping center on property located at 1110 South Rainbow Boulevard (APN: 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
24. **SUP-1033 - GAZALA, AHARON & HAVIVA ON BEHALF OF RANCHO AUTOMOTIVE CENTER** - Request for a Special Use Permit TO ALLOW MAJOR AUTOMOTIVE REPAIR in conjunction with an existing automotive repair garage (Auto Brake & Clutch) on property located at 3420 North Rancho Drive (APN: 138-12-702-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
25. **SUP-1047 - PECCOLE NEVADA CORPORATION** - Request for a Special Use Permit FOR A TAVERN and a Waiver of Separation for the distance between taverns located on the southwest corner of Charleston Boulevard and Fort Apache Road, (APN: 163-05-110-003), C-1 (Limited Commercial), Ward 2 (L. B. McDonald).
26. **SDR-1048 - PECCOLE NEVADA CORPORATION** - Request for a Site Development Plan Review FOR A 6,472 SQUARE-FOOT TAVERN located on the southwest corner of Charleston Boulevard and Fort Apache Road, (APN: 163-05-110-003), C-1 (Limited Commercial), Ward 2 (L. B. McDonald).
27. **SUP-1051 - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY ON BEHALF OF JOEL HIGGINBOTHAM** - Request for a Special Use Permit FOR A MINOR AUTOMOTIVE REPAIR GARAGE on a portion of 2.5 acres adjacent to the north side of Summerlin Parkway, approximately 325 feet east of Buffalo Drive (APN: 138-27-301-014), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald).



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28. **SDR-1050 - BUFFALO WASHINGTON LIMITED LIABILITY COMPANY ON BEHALF OF JOEL HIGGINBOTHAM** - Request for a Site Development Plan Review and a Reduction of the perimeter and parking lot landscape requirements for a Minor Automotive Repair Garage on a portion of a 2.5-gross acre site adjacent to the north side of Summerlin Parkway, approximately 325 feet east of Buffalo Drive (APN: 138-27-301-014), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 2 (L. B. McDonald).
29. **SUP-1062 - TIMOTHY & TANYA REED** - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) on 1.08 acres at 5401 Rome Boulevard (APN: 125-24-403-002), R-E (Residence Estates) Zone, Ward 6 (Mack).
30. **SDR-1055 - KENNETH GRAGSON, ET AL** - Request for a Site Development Plan Review FOR A 91-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.9 acres adjacent to the southwest corner of Decatur Boulevard and Elkhorn Road (APNs: 125-13-803-008, 010, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 6 (Mack).
31. **SDR-1061 - DOMINO PARTNERS, A PARTNERSHIP** - Request for a Site Development Plan Review FOR A 32-UNIT APARTMENT COMPLEX on 0.68 acres adjacent to the east side of Third Street, approximately 270 feet north of Colorado Avenue (APN: 162-03-110-009 and 110), R-4 (High Density Residential) Zone, Ward 1 (M. McDonald).
32. **ROC-1044 - W.L. HOMES LIMITED LIABILITY COMPANY DOING BUSINESS AS JOHN LAING** - Request for a Review of Condition of an approved Rezoning (Z-0086-98) for condition #7 WHICH REQUIRED FOUR LANES OF PAVING ON DURANGO DRIVE BETWEEN BRENT LANE AND GRAND TETON DRIVE adjacent to the northeast corner of Durango Drive and Brent Lane (APN: Multiple), R-PD4 (Residential Planned Development - 4 Units per Acre), Ward 6 (Mack).
33. **ROC-1067 - TROPICANA RAINBOW LIMITED LIABILITY COMPANY** - Request for a Review of Conditions of an approved Rezoning and Site Development Plan Review, TO ALLOW REDUCTIONS TO PERIMETER WALL HEIGHTS, CHANGES TO THE ROOF LINE OF THE BUILDING AND RELOCATION OF THE TRASH ENCLOSURE FOR A PROPOSED 3,696 SQUARE-FOOT RETAIL STORE on 0.43 acres located at 550 East Sahara Avenue, (APN: 162-03-421-038), P-R (Professional Office and Parking) Zone and R-2 (Medium - Low Density Residential) Zone, under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).



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34. **MSP-1058 - VILLAGE CENTER INC. ON BEHALF OF KFC INC.** - Request for a Master Sign Plan Review FOR A KENTUCKY FRIED CHICKEN AND A & W RESTAURANT on 0.58 acres, located at 1066 North Rancho Drive (APNs: 139-29-201-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
35. **SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES** - Request for a Street Name Change, From: Mountain Spa Drive, TO: SILVERSTONE RANCH DRIVE, located at the terminus of Buffalo Drive, approximately 800 feet north of Racel Street.
36. **VAC-0063-02 - SCHOOL BOARD OF TRUSTEES** - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).
37. **VAC-1021 - WEST CHARLESTON BLVD – JONES BLVD, LIMITED PARTNERSHIP** - Petition of Vacation for U.S. Government Patent Easements on property generally located between Charleston Boulevard and Holmby Avenue, west of Duneville Street and approximately 190 feet east of Jones Boulevard (APNs: 163-01-102-003 and 004), Ward 1 (M. McDonald).
38. **VAC-1023 - SECOND BAPTIST CHURCH** - Petition of Vacation for a portion of Madison Avenue generally located west of “E” Street and a portion of “E” Street generally located south of Madison Avenue, Ward 5 (Weekly).
39. **VAC-1052 - R.L. HOMES** - Petition of Vacation for a portion of El Capitan Way generally located south of Brent Lane, Ward 6 (Mack).
- C. **NON PUBLIC HEARING ITEMS:**
40. **SDR-1014 - R M H TRUST** - Request for a Site Development Plan Review and a Reduction of the on-site perimeter landscape requirements FOR A PROPOSED RESTAURANT on a portion of 4.9 acres located at 7185 West Charleston Boulevard (APN: 163-03-501-003), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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41. **SDR-1046 - BUFFALO WASHINGTON LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A PROPOSED 11,987-SQUARE-FOOT PHARMACY on 2.5 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

42. **SDR-1049 - CHARLESTON STONE MART LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A 13,558 SQUARE-FOOT RETAIL/COMMERCIAL BUILDING on 1.59 acres adjacent to the east side of Durango Drive, approximately 450 feet north of Charleston Boulevard (APN: 138-32-816-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**D. DIRECTOR'S BUSINESS:**

43. **ABEYANCE - TXT-1029 - CITY OF LAS VEGAS** - Discussion and possible action to Amend Title 19 to create a definition, standards and requirements for financial institutions and other related uses such as check cashing and money lending businesses.

44. **DIR-1070 - CITY OF LAS VEGAS** - Discussion and possible action on the Planning Commission Meeting Schedule for 2003.

45. **DIR-1152 - CITY OF LAS VEGAS** - Discussion and possible action for the Planning Commission to elect two members to serve on the City of Las Vegas Entertainment District Development Review Committee.

46. **TXT-1168 - CITY OF LAS VEGAS** - To allow the expansion of nonconforming tavern businesses under certain circumstances.

**E. CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**